

**BOSTON REDEVELOPMENT AUTHORITY
APRIL 28, 2005 ANNUAL BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 2:00 P.M.**

1. Election of Officers.

MINUTES/SCHEDULING

2. Approval of the Minutes of the April 7, 2005 meeting.
APPROVED
3. Request authorization to schedule a Public Hearing on May 19, 2005 at 2:30 P.M. to consider a housing creation proposal by Boston Convention Center Hotel, LLC for 376 West Fourth Street Apartments, South Boston. **APPROVED**

PUBLIC HEARINGS

4. **2:00 P.M. Public Hearing:** Request authorization to approve a certain Development Plan for the BioSquare Master Plan Planned Development Area 41A to construct a 1,400-car garage on Parcel H; to issue a Certification of Consistency upon completion of the Article 80 review process; petition the Zoning Commission for approval of said Development Plan.
APPROVED
5. **2:15 P.M. Public Hearing:** Request authorization for the approval of the First Amendment to the Development Plan for Planned Development Area No. 42 (the Wingate elderly home) for an addition to accommodate 12 beds located at 100 North Beacon Street; issue a Certification of Approval in accordance to Article 80E, Small Project Review; to issue a Certification of Consistency upon completion of the Article 80 review process; petition the Zoning Commission for approval of said First Amendment to the Development Plan. **APPROVED**

DEVELOPMENT

Midtown

6. Request authorization to issue a Determination waiving further review of Article 80 for the construction of 150 residential units, of which 15 will be affordable, and ground floor retail located at 45 Province Street; issue a Certification of Compliance upon successful completion of the Article 80 process; enter into an Affordable Housing Agreement and recommend approval to the Board of Appeal for variances necessary for said project. **APPROVED**

South End

7. Request authorization for the Final Designation of Rosie's Place as Redeveloper to construct a three-story administrative facility located at 47 Thorndike Street. **APPROVED**
8. Request authorization to issue a Certification of Approval in accordance to Article 80E, Small Project Review for the construction of 30 condominium units, of which 4 are affordable, located at 691 Massachusetts Avenue; and to recommend approval to the Board of Appeal for zoning relief necessary for the project. **APPROVED**
9. Request authorization to adopt a Fourth Amendment to the Report and Decision on the SETH II Apartments Chapter 121A Project, which involves additional financing to complete the renovations. **APPROVED**
10. Request authorization to enter into a one-year License Agreement for the land at 23-35 East Lenox Street for use by the abutting business Suffolk Jewelers for purposes of customer parking. **APPROVED**

Leather District

11. Request authorization to issue a Determination waiving further review of Article 80 for the construction of 162 residential units, of which 11 will be affordable, and ground floor retail located at 201 Essex Street; issue a Certification of Compliance upon successful completion of the Article 80 process; enter into an Affordable Housing Agreement and recommend approval to the Board of Appeal for construction of said project.

APPROVED

Roxbury

12. Request authorization to establish a “demonstration project” for the Dudley Village Project, a mixed-use residential development consisting of 50 affordable residential units, and to adopt a “Demonstration Project Plan” which grants authorization to acquire and convey certain property; issue a Scoping Determination waiving further review pursuant to Article 80, Large Project Review; and to issue a Certification of Compliance upon successful completion of the Article 80 review process. **APPROVED**
13. Request authorization to adopt a Tenth Amendment to the Report and Decision on the Dudley Neighbors, Inc. Chapter 121A Project, to include abutting parcels to the Project Area; for Dudley Neighbors, Inc. to carry out development of Dudley Village through two new subsidiaries; approve the reconfiguration of the parcels of land into five parcels and approval of the related subdivision plans and to approve specified deviations from the Zoning Code.

APPROVED

14. Request authorization to adopt a Second Amendment to the Report and Decision on the Cottage Brook Apartments Chapter 121A Project, release a vacant parcel of land for inclusion in another application for 121A approval being filed by Dudley Neighbors, Inc., specifically 610-612 Dudley Street; granting of zoning deviations in connection with the release of the Parcel; approval of a non-exclusive easement over parcels of land known as 17 Leyland Street for access, installation, and maintenance of utilities and parking. **APPROVED**
15. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review for the redevelopment of a Walgreens Pharmacy located at 2261-2285 Washington Street with associated parking. **APPROVED**
16. Request authorization to enter into a Transportation Consulting Services Contract with Howard/Stein-Hudson Associates, Inc. to define the parking use conditions on Parcel P-3, in an amount not to exceed \$15,000. **APPROVED**

Washington Park

17. Request authorization for a 180-day extension to the tentative designation of Lineco.Ruthven, LLC as redeveloper of 100 Ruthven Street for the construction of a two-family house. **APPROVED**

Kittredge Park

18. Request authorization for a 180-day extension of the tentative designation of Karen Mapp as redeveloper of 7 Alvah Kittredge Park for the renovation of a four-story row house into one owner-occupied and one rental unit. **APPROVED**
19. Request authorization for a 180-day extension of the tentative designation of Celia Grant as redeveloper of 8 Alvah Kittredge Park for the renovation of a four-story row house into one owner-occupied and one rental unit. **APPROVED**

Dorchester

20. Request authorization to enter into a Grant Agreement with Fund For Boston Neighborhoods, Inc. in coordination with the Mayor's Office of Arts, Tourism & Special Events for support and development for the Strand Theatre in an amount not to exceed \$25,000. **APPROVED**

Brighton

21. Request authorization to approve a twenty-four month extension to the Boston College Institutional Master Plan; and waiver of further review of said Institutional Master Plan and to approve the Institutional Master Plan Notification Form and the existing approved BC Master Plan together as the renewed Institutional Master Plan. **APPROVED**
22. Request authorization to approve a revision to the Development Impact Project agreement with the WGBH Educational Headquarters to provide for the 100,000 square foot exemption in the Linkage calculations. **APPROVED**
23. Request authorization to approve and enter into an Affordable Housing Agreement for the Chestnut Hill Waterworks Project providing for 11 affordable housing units on-site. **APPROVED**

Charlestown

24. Request authorization for a 90-day extension to the Tentative Designation of Charlestown Recovery House, Inc. as Redeveloper of Parcel 37B, for a proposed 250-bed recovery house. **APPROVED**

Charlestown Navy Yard

25. Request authorization to enter into a temporary License Agreement with the LST 325 Foundation, permitting use of Pier 4 for berthing purposes from June 8 – June 18, 2005. **APPROVED**

26. Request authorization to enter into a Contract with Shaw Environmental, Inc. for consulting services in an amount not to exceed \$44,660. **APPROVED**

South Boston

27. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review for the construction of 24 residential condominiums, of which 3 will be affordable located at 152 Old Colony Avenue; enter into an Affordable Housing Agreement and recommend approval to the Board of Appeal for variances necessary to construct said project. **APPROVED**
28. Request authorization to waive review of Article 80 for the Marine Industrial Park Garage Expansion Project, for an additional 299 parking spaces. **APPROVED**
29. Request authorization for a Second Amendment to the Affordable Housing Agreement in connection with the 3 Dorchester Avenue project. **APPROVED**

PLANNING AND ZONING

30. Request authorization to enter into a Contract with Rizzo Associates, Inc. for transportation modeling services in the Longwood Medical Area and South End/Crosstown areas for immediate and long-term transportation solutions for said areas. **APPROVED**
31. Board of Appeal **APPROVED**

ADMINISTRATION AND FINANCE

32. Request authorization for sponsorship of the Boston Globe's 2005 Ideas Conference on October 6 and 7, 2005, in an amount not to exceed \$35,000. **APPROVED**
33. Contractual **APPROVED**
34. Personnel **APPROVED**